

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: S.I.R. to Lake Morton / 58

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 323

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$75,000	\$179,400	\$254,400	\$270,500	94.0%	8.26%
2003 Value	\$78,300	\$190,000	\$268,300	\$270,500	99.2%	8.11%
Change	+\$3,300	+\$10,600	+\$13,900		+5.2%	-0.15%
% Change	+4.4%	+5.9%	+5.5%		+5.5%	-1.82%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -1.82% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$80,400	\$179,800	\$260,200
2003 Value	\$84,000	\$190,500	\$274,500
Percent Change	+4.5%	+6.0%	+5.5%

Number of one to three unit residences in the Population: 4113

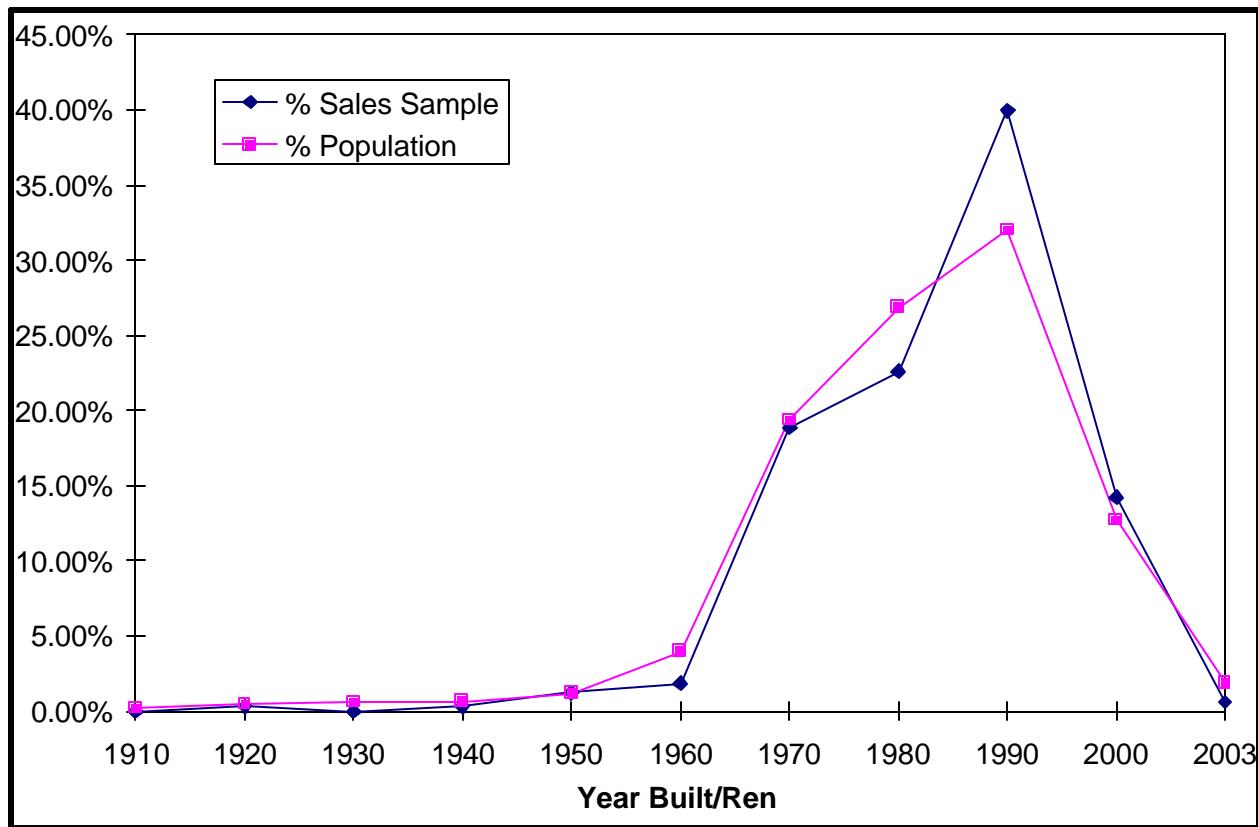
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those parcels with major numbers 721540, 721541 and 721542 (Remington Div. 1-3,) had lower average ratios (assessed value/sale's price) than other properties in the area, so the formula adjusted these parcels upward somewhat more than other properties in the area. In addition, parcels located in Sub 4 with less than 1,500 sf above grade living area also had lower average ratios and were adjusted upward somewhat more than other properties in the area. These adjustments improve equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.31%
1930	0	0.00%
1940	1	0.31%
1950	4	1.24%
1960	6	1.86%
1970	61	18.89%
1980	73	22.60%
1990	129	39.94%
2000	46	14.24%
2003	2	0.62%
	323	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.22%
1920	20	0.49%
1930	25	0.61%
1940	26	0.63%
1950	49	1.19%
1960	163	3.96%
1970	797	19.38%
1980	1105	26.87%
1990	1317	32.02%
2000	523	12.72%
2003	79	1.92%
	4113	

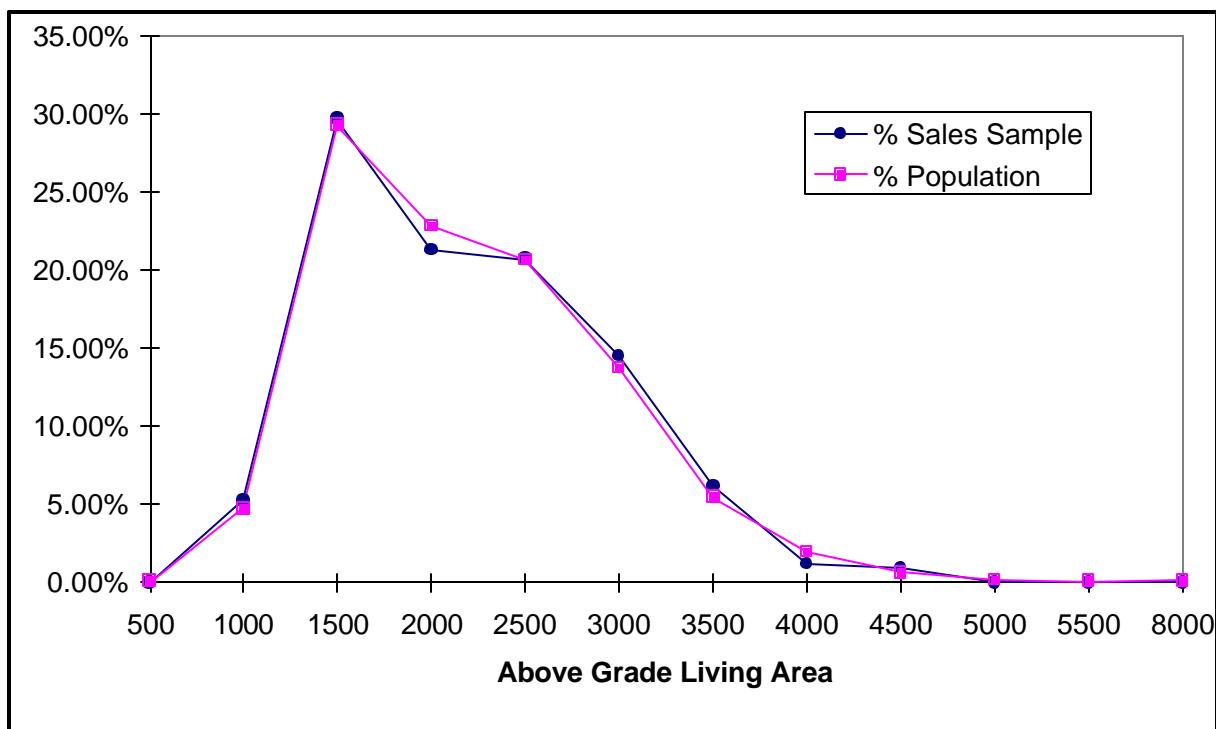


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	5.26%
1500	96	29.72%
2000	69	21.36%
2500	67	20.74%
3000	47	14.55%
3500	20	6.19%
4000	4	1.24%
4500	3	0.93%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	323	

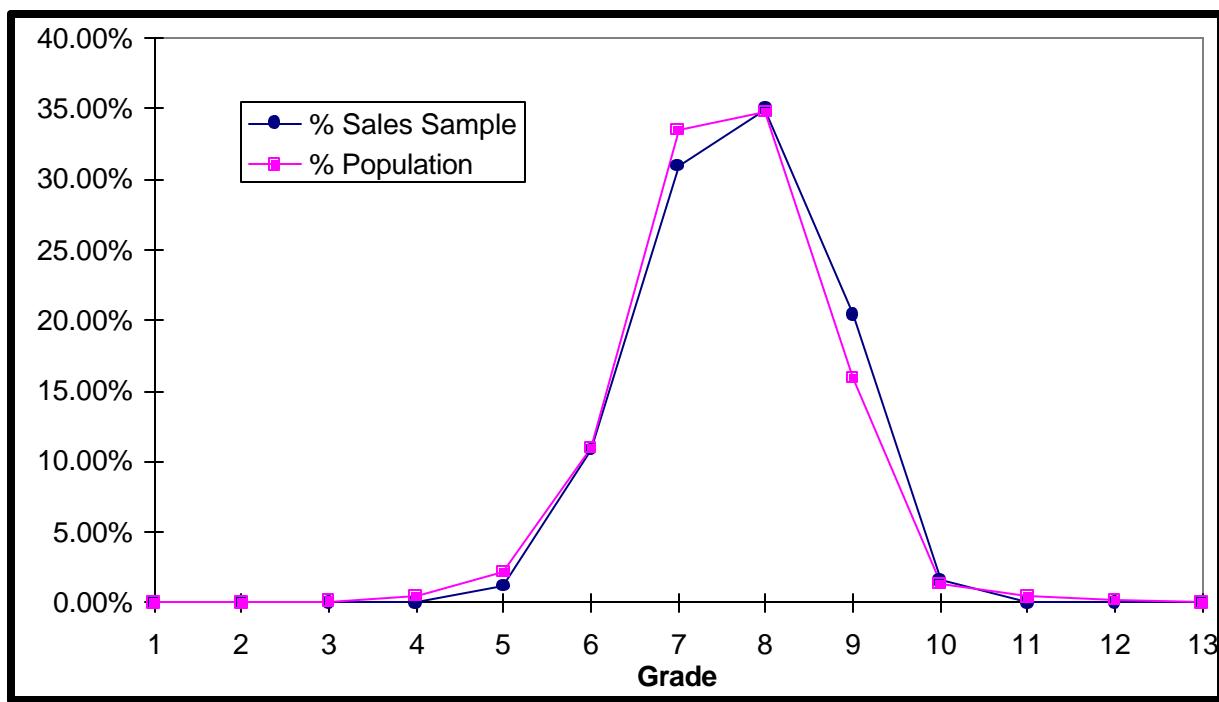
Population		
AGLA	Frequency	% Population
500	4	0.10%
1000	195	4.74%
1500	1206	29.32%
2000	941	22.88%
2500	851	20.69%
3000	567	13.79%
3500	225	5.47%
4000	81	1.97%
4500	27	0.66%
5000	7	0.17%
5500	4	0.10%
8000	5	0.12%
	4113	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

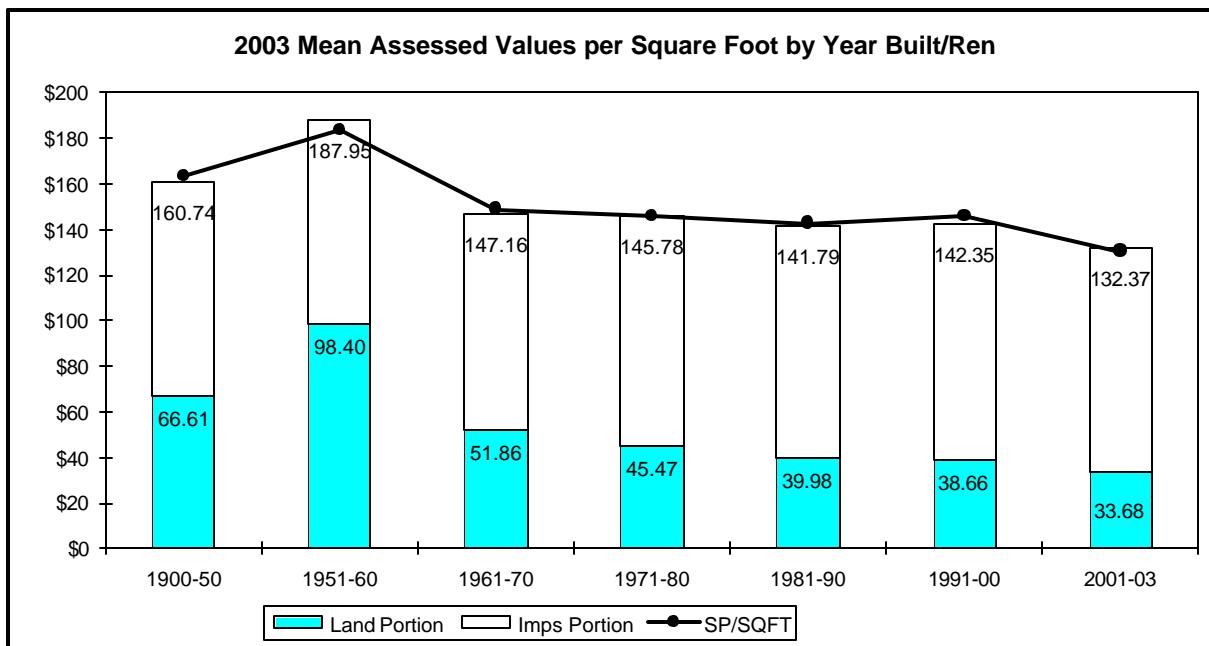
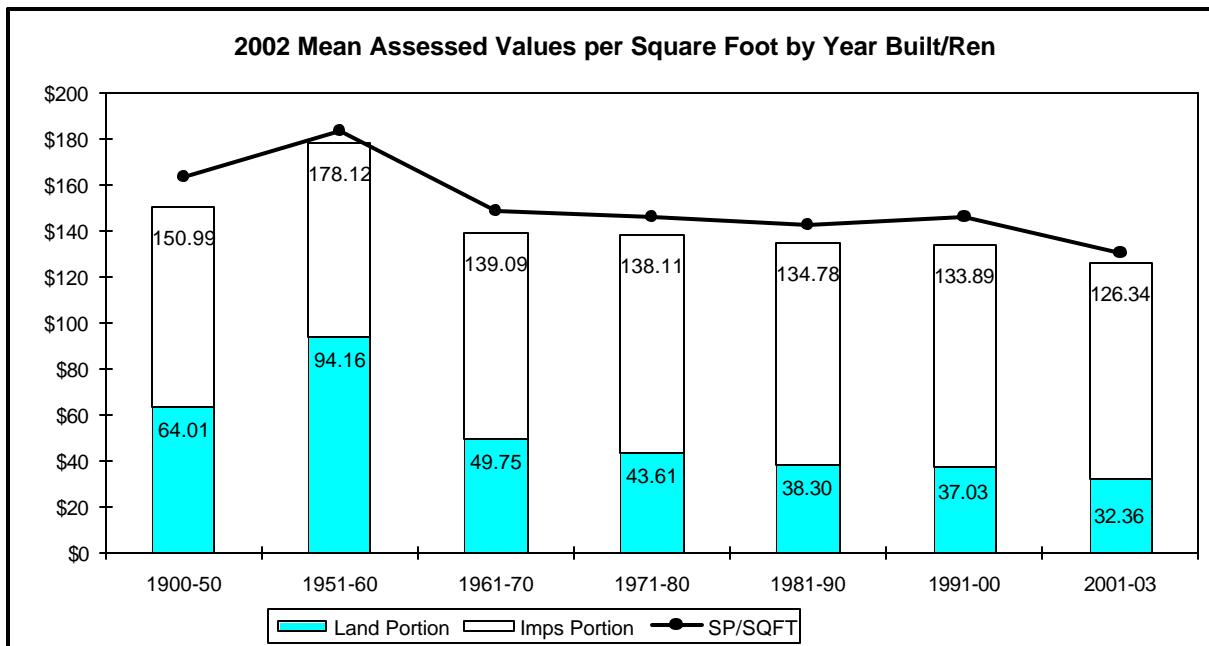
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	5	0.12%
4	0	0.00%	4	20	0.49%
5	4	1.24%	5	91	2.21%
6	35	10.84%	6	452	10.99%
7	100	30.96%	7	1377	33.48%
8	113	34.98%	8	1430	34.77%
9	66	20.43%	9	655	15.93%
10	5	1.55%	10	56	1.36%
11	0	0.00%	11	18	0.44%
12	0	0.00%	12	8	0.19%
13	0	0.00%	13	0	0.00%
323			4113		



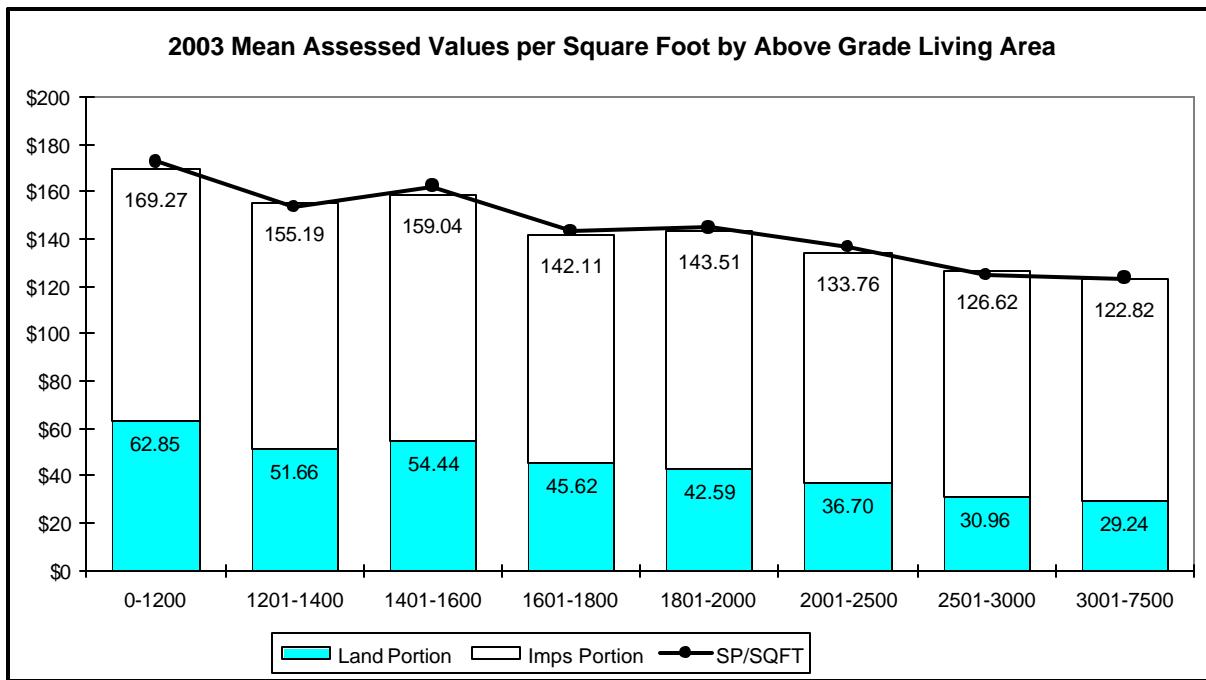
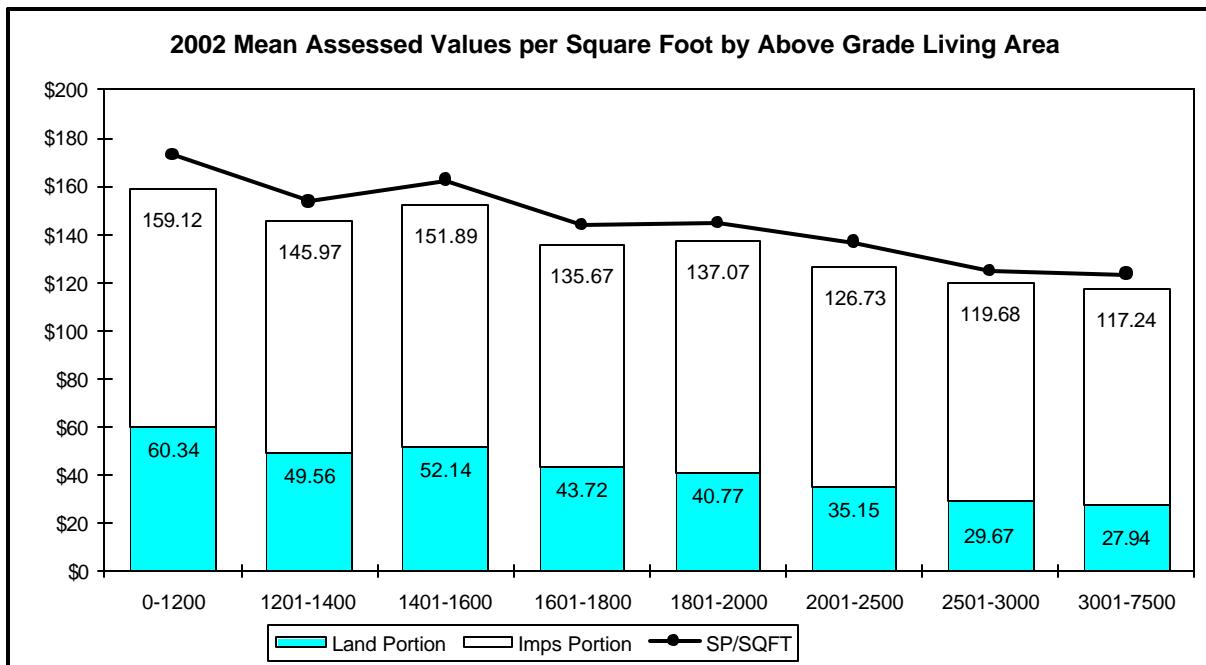
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



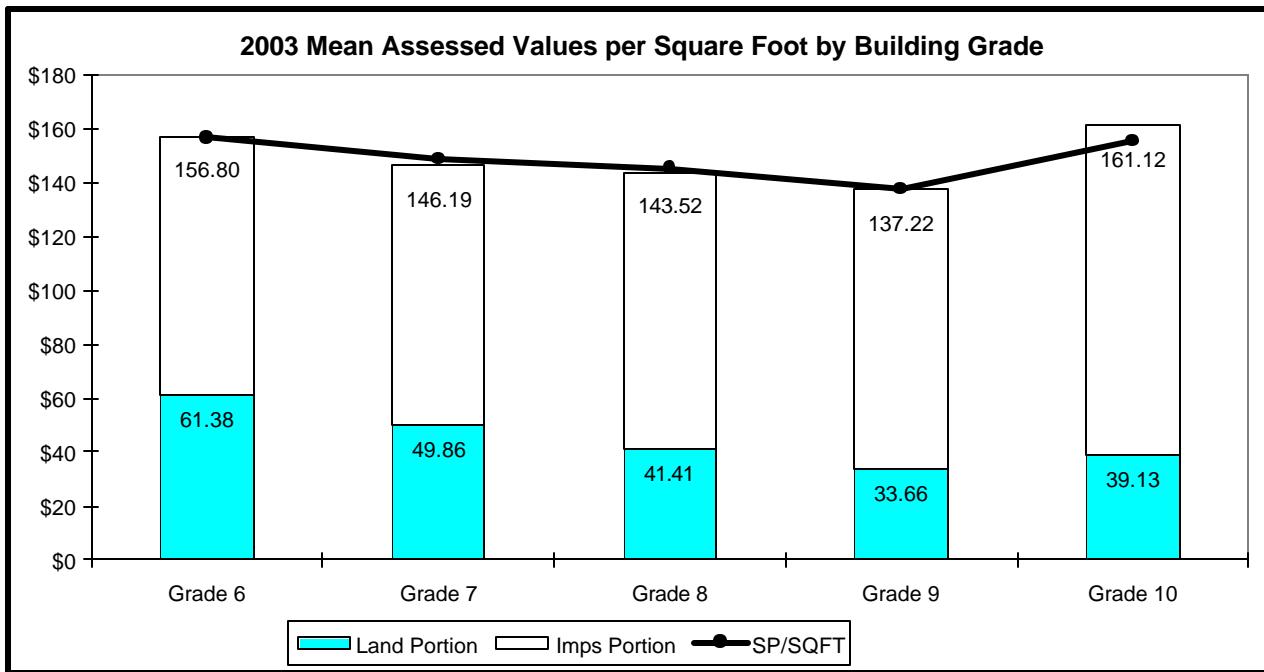
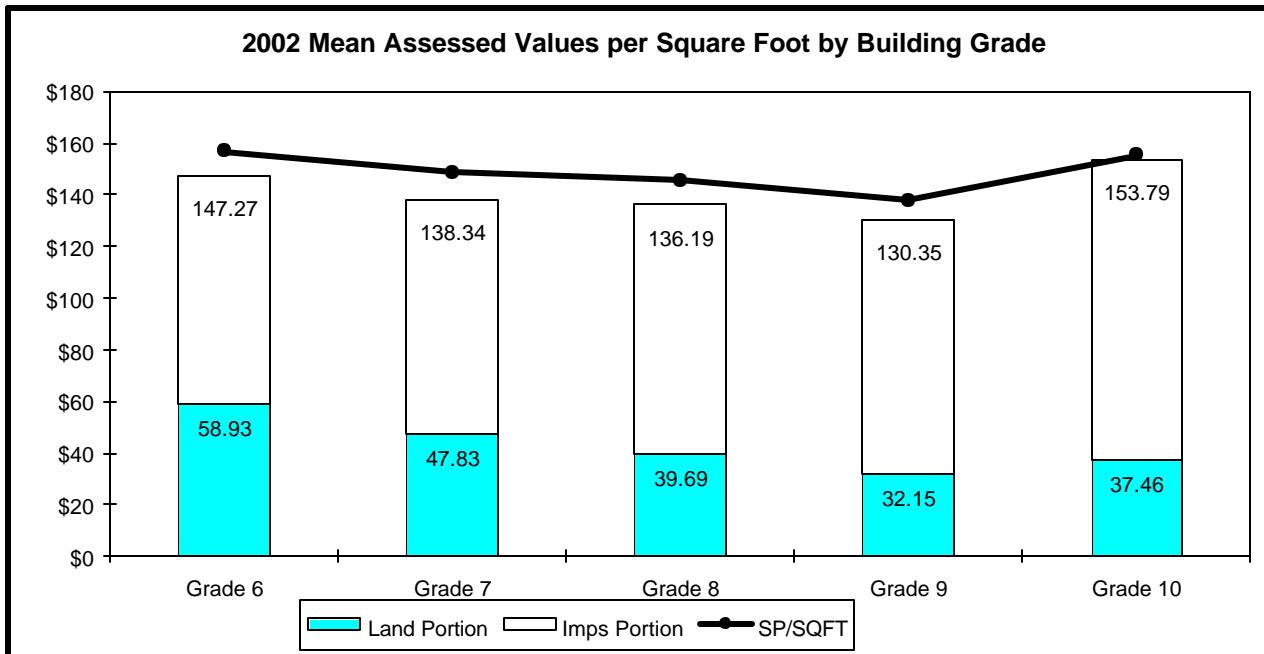
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only five grade 10 homes in the sales sample.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 58 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5% increase in land assessments in the area for the 2003 Assessment Year. The formula is :

2003 Land Value = 2002 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 323 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (*continued*)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those parcels with major numbers 721540, 721541 and 721542 (Remington Div. 1-3,) had lower average ratios (assessed value/sales price) than other properties in the area, so the formula adjusted these parcels upward somewhat more than other properties in the area. In addition, parcels located in Sub 4 with less than 1,500 sf above grade living area also had lower average ratios and were adjusted upward somewhat more than other properties in the area. These adjustments improve equalization.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / (.9535812 - (.03993263 \text{ if Majors 721540, 721541 or 721542}) - (.02963885 \text{ if in Sub 4 with less than 1,500 square feet above grade living area}))$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + (Previous Improvement Value * 1.059)).
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + (Previous Improvement Value * 1.059)).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00.)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, the derived adjustment model is used.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample . The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + (\text{Previous Improvement Value} * 1.059), \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 58 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.87%

Sub 4 <1500 SF AGLA	Yes
% Adjustment	5.37%

Major 721540- 721542	Yes
% Adjustment	4.58%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

Generally homes with less than 1,500 sf above grade living area located in Sub-Area 4 were at a lower assessment level than the average. Homes situated within Majors 721540-721542 were also at a lower assessment level. This model corrects for these strata differences.

For instance, a home located in Sub-Area 4 with less than 1,500 sf above grade living area would approximately receive a 10.24% upward adjustment (4.87% + 5.37%).

A home situated in Majors 721540-721542 would approximately receive a 9.45% upward adjustment (4.87% + 4.58%).

75% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 58 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
721540 thru 721542	Remington	23	275	8.4	NE, NW & SW 5-21-6	5	8 & 9	1989-96	Covington-Sawyer Rd & 207 th Ave SE

Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	4	0.952	1.010	6.1%	0.868	1.152
6	35	0.940	1.000	6.4%	0.974	1.027
7	100	0.933	0.985	5.5%	0.968	1.002
8	113	0.936	0.987	5.4%	0.972	1.003
9	66	0.948	0.997	5.2%	0.981	1.014
10	5	0.998	1.046	4.8%	0.916	1.175
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1901-1950	6	0.937	0.994	6.1%	0.863	1.125
1951-1960	6	0.965	1.017	5.3%	0.931	1.102
1961-1970	61	0.945	0.998	5.6%	0.975	1.020
1971-1980	73	0.950	1.000	5.3%	0.981	1.020
1981-1990	129	0.944	0.993	5.1%	0.979	1.007
1991-2000	46	0.916	0.974	6.3%	0.957	0.991
>2000	2	0.968	1.014	4.8%	1.005	1.022
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	4	0.905	0.963	6.5%	0.740	1.186
Average	240	0.936	0.988	5.5%	0.978	0.998
Good	71	0.957	1.008	5.3%	0.987	1.029
Very Good	8	0.965	1.012	4.9%	0.966	1.059
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<1000	14	0.921	0.983	6.7%	0.938	1.028
1000-1499	97	0.939	0.996	6.1%	0.979	1.013
1500-1999	71	0.939	0.983	4.7%	0.964	1.002
2000-2499	65	0.928	0.979	5.5%	0.959	0.999
2500-2999	49	0.956	1.012	5.8%	0.991	1.033
3000-3999	24	0.949	0.994	4.8%	0.957	1.031
>3999	3	0.961	1.007	4.7%	0.802	1.212

Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

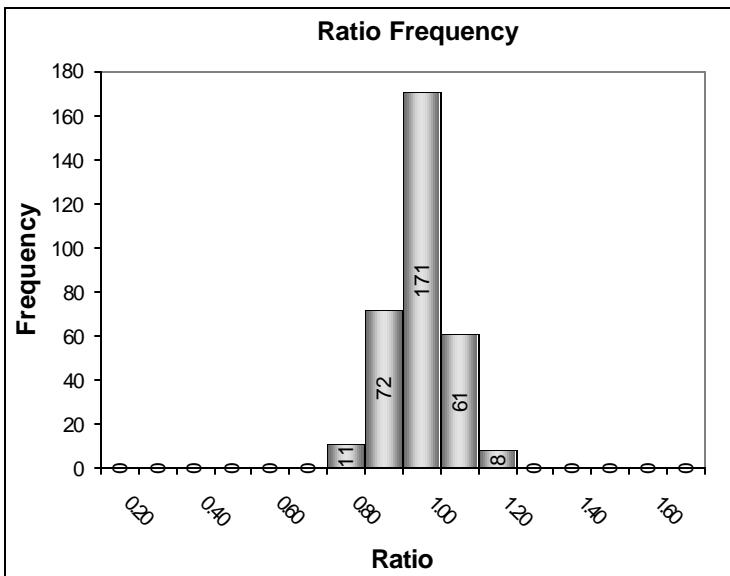
It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
1	186	0.938	0.989	5.4%	0.977	1.001
1.5	10	0.895	0.939	4.9%	0.846	1.032
2	127	0.946	0.999	5.5%	0.986	1.012
View Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	312	0.941	0.993	5.5%	0.984	1.002
Y	11	0.926	0.972	4.9%	0.905	1.040
Wft Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	316	0.940	0.991	5.5%	0.982	1.000
Y	7	0.987	1.035	4.9%	0.955	1.116
Sub	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
4	137	0.940	0.993	5.6%	0.979	1.007
5	186	0.941	0.991	5.3%	0.980	1.003
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
8001-12000	50	0.936	0.997	6.5%	0.974	1.020
12001-16000	34	0.962	1.010	5.1%	0.986	1.035
16001-20000	15	0.955	1.003	5.0%	0.962	1.044
20001-30000	24	0.950	1.004	5.8%	0.969	1.039
30001-43559	101	0.947	1.000	5.7%	0.986	1.015
1AC-3AC	73	0.943	0.992	5.1%	0.972	1.012
3.01AC-5AC	15	0.880	0.922	4.8%	0.877	0.968
5.1AC-10AC	11	0.894	0.940	5.1%	0.868	1.012
Sub 4/ AGLA<1500 SF	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	263	0.944	0.992	5.1%	0.982	1.002
Y	60	0.919	0.991	7.8%	0.970	1.012
Majors 721540-721542	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	300	0.943	0.992	5.1%	0.982	1.001
Y	23	0.912	0.997	9.3%	0.978	1.016

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SE / Team 3	Lien Date: 01/01/2002	Date of Report: 6/24/2003	Sales Dates: 1/2001 - 12/2002
Area 58 - S.I.R. to Lake Morton	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	323		
Mean Assessed Value	254,400		
Mean Sales Price	270,500		
Standard Deviation AV	80,626		
Standard Deviation SP	87,259		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.945		
Median Ratio	0.940		
Weighted Mean Ratio	0.940		
UNIFORMITY			
Lowest ratio	0.754		
Highest ratio:	1.159		
Coefficient of Dispersion	6.51%		
Standard Deviation	0.078		
Coefficient of Variation	8.26%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.931		
<i>Upper limit</i>	0.953		
95% Confidence: Mean			
<i>Lower limit</i>	0.937		
<i>Upper limit</i>	0.954		
SAMPLE SIZE EVALUATION			
N (population size)	4113		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.078		
Recommended minimum:	10		
Actual sample size:	323		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	165		
# ratios above mean:	158		
Z:	0.389		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



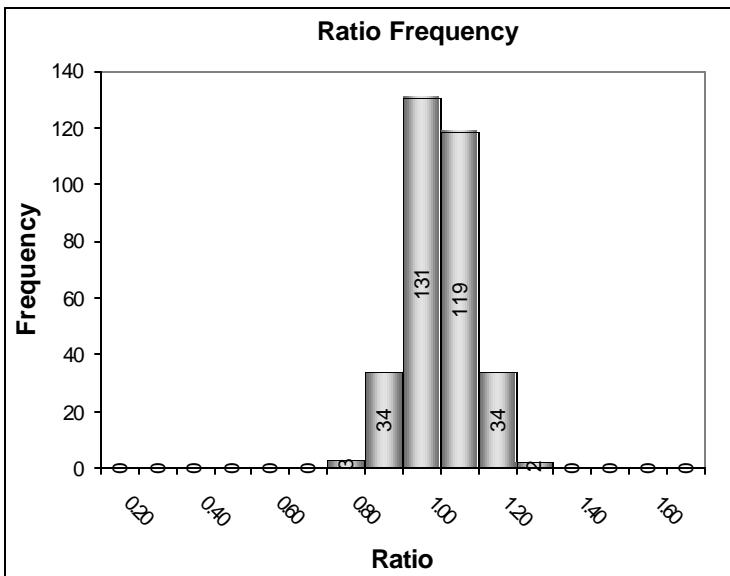
COMMENTS:

1 to 3 Unit Residences throughout area 58

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SE / Team 3	Lien Date: 01/01/2003	Date of Report: 6/24/2003	Sales Dates: 1/2001 - 12/2002
Area 58 - S.I.R. to Lake Morton	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	323		
Mean Assessed Value	268,300		
Mean Sales Price	270,500		
Standard Deviation AV	84,269		
Standard Deviation SP	87,259		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.997		
Weighted Mean Ratio	0.992		
UNIFORMITY			
Lowest ratio	0.789		
Highest ratio:	1.215		
Coefficient of Dispersion	6.38%		
Standard Deviation	0.081		
Coefficient of Variation	8.11%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.981		
Upper limit	1.009		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.007		
SAMPLE SIZE EVALUATION			
N (population size)	4113		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.081		
Recommended minimum:	10		
Actual sample size:	323		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	164		
# ratios above mean:	159		
Z:	0.278		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 58

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	341060	0120	8/12/02	185000	800	0	5	1950	3	11768	N	Y	33327 E LAKE HOLM DR SE
4	786100	0010	3/29/01	184000	860	0	5	1956	4	200376	N	N	16045 SE 296TH ST
4	192106	9017	5/8/01	153500	740	0	6	1947	4	24750	N	N	18729 SE GREEN VALLEY RD
4	431270	0140	10/9/02	140000	820	0	6	1970	4	9600	N	N	17712 SE 332ND ST
4	397763	0280	7/5/01	160500	860	830	6	1976	3	9750	N	N	31711 161ST PL SE
4	752460	0110	9/9/02	185000	910	560	6	1977	4	29150	N	N	31314 168TH WY SE
4	660041	0340	7/9/01	142500	990	0	6	1974	4	9590	N	N	31003 151ST AV SE
4	397763	0320	8/18/01	143000	990	0	6	1975	3	9900	N	N	16114 SE 318TH PL
4	202106	9037	11/4/01	236500	1000	0	6	1962	4	54014	N	N	19701 SE AUBURN-BLACK DIAMOND RD
4	660041	0150	11/15/02	150900	1010	0	6	1978	3	15600	N	N	31113 149TH AV SE
4	397763	0390	11/13/02	153950	1010	0	6	1975	3	9200	N	N	16112 SE 319TH ST
4	397763	0350	8/28/02	159950	1010	0	6	1975	3	8800	N	N	16105 SE 318TH PL
4	431270	0150	3/20/02	150000	1010	0	6	1970	4	9422	N	N	33116 177TH PL SE
4	397763	0580	2/13/02	164950	1030	0	6	1994	3	10266	N	N	16211 SE 318TH ST
4	397763	0060	7/10/02	162650	1100	0	6	1975	3	9520	N	N	31801 160TH PL SE
4	221290	0100	8/29/01	132000	1150	0	6	1969	3	9720	N	N	30427 153RD AV SE
4	397763	0340	4/3/01	174000	1180	0	6	1975	4	9750	N	N	16101 SE 318TH PL
4	431260	0020	5/22/02	168750	1200	0	6	1975	3	10293	N	N	33450 179TH AV SE
4	221290	0280	3/2/01	158000	1240	0	6	1969	3	13952	N	N	30616 152ND AV SE
4	112105	9040	8/2/02	177000	1250	0	6	1943	5	37026	N	N	14835 SE 306TH ST
4	923760	0060	1/14/02	147500	1310	0	6	1967	3	9600	N	N	28460 152ND AV SE
4	660041	0180	8/22/01	147900	1340	0	6	1978	3	16960	N	N	31114 149TH AV SE
4	132105	9012	10/1/02	185000	1340	0	6	1973	3	224334	N	N	17122 SE LAKE HOLM RD
4	122105	9125	6/19/01	265000	1530	0	6	1920	4	322779	N	N	30640 164TH AV SE
4	431270	0030	9/17/02	159000	1540	0	6	1975	4	9750	N	N	33344 177TH PL SE
4	222105	9030	3/1/01	169950	1830	0	6	1936	4	21200	N	N	14308 SE GREEN VALLEY RD
4	221290	0620	9/14/01	138300	930	0	7	1969	4	10560	N	N	15347 SE 307TH ST
4	923770	0050	4/26/02	145000	970	0	7	1957	3	12896	N	N	15306 SE 288TH ST
4	221290	1080	12/21/01	168000	1010	0	7	1969	4	9600	N	N	30612 155TH PL SE
4	022105	9142	3/10/01	144000	1020	0	7	1968	3	10000	N	N	29256 160TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	221290	0900	8/15/02	147000	1030	0	7	1969	2	10455	N	N	15412 SE 306TH ST
4	660041	0240	7/3/02	158500	1150	0	7	1970	4	9940	N	N	31008 149TH AV SE
4	221290	1010	7/12/02	155000	1170	0	7	1969	4	11960	N	N	15340 SE 306TH ST
4	221290	1070	5/22/01	147000	1170	0	7	1969	3	9600	N	N	30620 155TH PL SE
4	221290	0910	4/23/01	129900	1170	0	7	1969	3	8372	N	N	30482 154TH PL SE
4	221290	0400	3/11/02	167500	1190	0	7	1969	3	9600	N	N	30611 155TH PL SE
4	660040	0310	4/26/02	155000	1190	0	7	1968	3	9750	N	N	30913 149TH AV SE
4	115600	0140	11/28/01	150000	1190	0	7	1967	3	16956	N	N	29251 157TH AV SE
4	115600	0060	4/29/02	145000	1190	0	7	1967	3	12786	N	N	29212 157TH AV SE
4	182106	9073	6/18/01	265000	1200	1200	7	1986	3	87120	N	N	18635 SE 330TH ST
4	660040	0500	8/28/01	131000	1200	0	7	1968	3	9548	N	N	30930 151ST AV SE
4	202106	9057	2/12/02	149950	1220	0	7	1968	3	20000	N	N	19607 SE AUBURN-BLACK DIAMOND RD
4	221290	0870	11/27/01	147000	1230	0	7	1969	3	8777	N	N	30409 155TH PL SE
4	221290	0180	2/15/01	149950	1230	0	7	1969	4	9720	N	N	30703 153RD AV SE
4	221290	0430	4/30/01	134000	1230	0	7	1969	2	9600	N	N	30635 155TH PL SE
4	957800	0120	5/8/02	203200	1240	600	7	1975	4	15550	N	N	16922 SE AUBURN-BLACK DIAMOND RD
4	786100	0144	2/12/02	225000	1250	0	7	1984	3	42689	N	N	16212 SE 304TH ST
4	796845	0300	2/22/01	212500	1268	216	7	1987	3	42802	N	N	32106 162ND AV SE
4	786100	0129	5/17/02	279950	1270	300	7	1984	3	87120	N	N	30001 164TH AV SE
4	796846	0290	7/11/02	209000	1270	390	7	1989	3	35415	N	N	32220 159TH AV SE
4	796846	0090	2/12/02	221000	1300	0	7	1990	3	43854	N	N	15614 SE 322ND PL
4	796845	0070	5/18/01	195000	1300	0	7	1986	3	35200	N	N	16020 SE 322ND ST
4	221290	0220	11/27/02	172000	1320	0	7	1969	4	10080	N	N	30724 152ND AV SE
4	221290	0950	3/21/02	175500	1330	0	7	1969	2	10200	N	N	30460 154TH PL SE
4	796846	0120	12/18/01	172000	1330	0	7	1989	3	43995	N	N	32231 157TH AV SE
4	132105	9049	10/17/01	199950	1360	0	7	1973	4	35023	N	N	17625 SE LAKE HOLM RD
4	122105	9142	7/30/02	249950	1390	0	7	1977	4	108900	N	N	31244 172ND AV SE
4	660040	0390	8/29/01	152000	1390	0	7	1968	4	9800	N	N	30911 150TH AV SE
4	221290	0080	4/11/01	127995	1390	0	7	1969	4	9870	N	N	30411 153RD AV SE
4	329860	0370	1/26/01	164900	1440	0	7	1976	3	12610	N	N	33911 133RD AV SE
4	132105	9060	10/15/01	230000	1510	0	7	1965	3	87555	N	N	32010 176TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	122105	9092	3/6/01	240000	1520	0	7	1965	3	67082	N	N	31424 168TH WY SE
4	242105	9098	6/17/02	340000	1550	1050	7	1984	3	193842	N	N	35024 172ND AV SE
4	242105	9079	11/6/01	245000	1550	0	7	1988	3	234788	N	N	16904 SE LAKE MONEYSMITH RD
4	192106	9109	7/29/02	250000	1600	0	7	1983	3	212771	N	N	34205 186TH AV SE
4	796846	0380	12/7/01	180000	1600	0	7	1989	3	28350	N	N	32218 157TH AV SE
4	115600	0050	4/8/02	181000	1610	0	7	1967	4	15088	N	N	29226 157TH AV SE
4	232105	9023	12/11/01	288500	1630	0	7	1956	4	235159	N	N	15406 SE LAKE MONEYSMITH RD
4	397763	0150	7/1/02	150000	1630	0	7	1971	3	10275	N	N	31925 160TH PL SE
4	132105	9087	8/15/02	283500	1710	640	7	1973	3	104979	N	N	17207 SE AUBURN-BLACK DIAMOND RD
4	796846	0250	7/24/01	228500	1760	0	7	1989	3	35275	N	N	15938 SE 323RD ST
4	221290	0310	1/7/02	165000	1800	0	7	1968	4	9800	N	N	15313 SE 306TH ST
4	022105	9195	5/2/01	249950	1830	0	7	1999	3	36995	N	N	15609 SE 290TH ST
4	192106	9075	3/19/02	262000	1920	0	7	1984	3	77328	N	N	33714 186TH AV SE
4	786100	0122	12/12/02	240000	1950	0	7	1966	4	54450	N	N	30215 164TH AV SE
4	022105	9181	1/18/02	372500	1980	0	7	1999	3	217800	Y	N	29045 152ND AV SE
4	796846	0320	2/21/01	223000	2018	0	7	1989	3	28968	N	N	32239 159TH AV SE
4	242105	9140	9/20/01	293000	2080	0	7	1995	3	102366	N	N	17425 SE 346TH ST
4	162105	9025	8/15/02	220000	2410	0	7	1986	3	92782	Y	N	12807 SE AUBURN-BLACK DIAMOND RD
4	242105	9096	9/4/01	299950	2540	1000	7	1982	3	215186	N	N	33821 170TH AV SE
4	282106	9053	9/20/02	305000	1120	450	8	1977	4	221284	Y	N	35433 227TH AV SE
4	112105	9050	3/22/02	243000	1280	970	8	1979	3	60984	N	N	16314 SE AUBURN-BLACK DIAMOND RD
4	192106	9087	6/8/01	279950	1370	990	8	1985	3	107869	N	N	19428 SE 342ND ST
4	329860	0630	4/20/01	204500	1510	0	8	1977	3	16492	N	N	34015 135TH AV SE
4	022105	9096	7/11/02	299980	1560	440	8	1973	4	119790	N	N	30308 148TH AV SE
4	122105	9137	8/8/02	247500	1600	0	8	1974	3	48762	N	N	16516 AUBURN-BLACK DIAMOND RD
4	202580	0040	7/3/01	232000	1600	0	8	1973	4	45807	N	N	34833 215TH AV SE
4	329861	0140	7/2/02	224950	1650	490	8	1978	3	12600	N	N	13510 SE 339TH CT
4	122105	9138	7/5/02	244900	1670	0	8	1973	3	42660	N	N	16524 SE AUBURN-BLACK DIAMOND RD
4	122105	9022	6/25/02	250000	1670	100	8	1970	3	102801	N	N	30803 168TH AV SE
4	122105	9139	6/29/01	292500	1730	440	8	1973	4	53578	N	N	16840 SE 309TH ST
4	232105	9079	3/9/01	300000	1740	480	8	1999	3	121532	N	N	15815 SE LAKE HOLM RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	242105	9094	11/16/01	315000	1750	0	8	1988	3	215186	N	N	33712 170TH AV SE
4	242105	9073	5/24/01	230000	1770	0	8	1977	3	87120	N	N	34460 166TH WY SE
4	281790	0140	9/12/02	303000	1880	580	8	1989	3	35000	N	N	18111 SE 327TH PL
4	329860	0680	6/19/01	223000	1960	0	8	1976	4	15895	N	N	13322 SE 342ND ST
4	329860	0050	6/3/02	238000	2030	0	8	1977	3	12000	N	N	13202 SE 336TH PL
4	242105	9045	7/30/02	325000	2050	0	8	1968	4	136342	N	N	17830 SE 340TH ST
4	786150	0140	12/28/01	355500	2060	920	8	1978	4	41196	N	N	15660 SE 303RD PL
4	242105	9104	10/16/02	405000	2170	0	8	1981	3	202118	N	N	17314 SE 346TH ST
4	122105	9141	7/12/01	277500	2260	0	8	1991	3	99316	N	N	16721 SE 314TH ST
4	122105	9170	10/1/02	377000	2320	0	8	1978	4	75794	N	N	30642 168TH AV SE
4	115600	0240	8/13/01	217500	2510	0	8	1978	3	19643	N	N	29240 158TH AV SE
4	122105	9005	8/25/01	260000	2620	0	8	1978	3	75794	N	N	30660 168TH AV SE
4	341060	0030	8/20/01	350000	2840	0	8	1958	4	35720	N	Y	16214 SE LAKE HOLM RD
4	179600	0120	9/21/02	300000	2990	0	8	1974	3	102366	N	N	19109 SE AUBURN-BLACK DIAMOND RD
4	321123	0140	7/17/02	342500	1540	580	9	1985	3	40710	N	N	32049 169TH AV SE
4	321123	0190	5/3/02	315000	1990	690	9	1986	3	36920	N	N	32323 169TH AV SE
4	281790	0160	5/23/01	350000	2120	0	9	1988	3	37694	N	N	32606 181ST AV SE
4	321126	0400	8/20/01	354000	2170	0	9	1987	3	35754	N	N	16913 SE 331ST ST
4	321123	0080	4/15/02	314000	2200	0	9	1985	3	34680	N	N	32036 169TH AV SE
4	321123	0290	9/13/01	345000	2280	0	9	1985	3	39866	N	N	17020 SE 323RD PL
4	281791	0200	5/11/01	345000	2280	470	9	1990	3	39389	N	N	32817 181ST AV SE
4	321123	0060	10/11/02	379000	2380	0	9	1984	3	38661	N	N	16928 SE 321ST PL
4	321123	0260	10/15/01	354900	2420	0	9	1984	3	31465	N	N	32107 171ST AV SE
4	321123	0280	6/11/01	364000	2420	0	9	1984	3	31284	N	N	32135 171ST AV SE
4	281791	0100	3/10/01	394950	2540	980	9	1992	3	51116	N	N	32722 183RD AV SE
4	321126	0080	10/1/02	355950	2660	0	9	1987	3	35176	N	N	33002 170TH PL SE
4	321124	0370	11/27/01	350000	2690	0	9	1986	3	36114	N	N	16918 SE 325TH PL
4	281790	0150	2/20/01	341000	2690	0	9	1988	3	40871	N	N	32634 181ST AV SE
4	321124	0360	4/4/02	358950	2780	0	9	1986	3	33889	N	N	16928 SE 325TH PL
4	321124	0040	5/31/02	400000	2800	270	9	1990	3	43186	N	N	17001 SE 326TH PL
4	192106	9085	8/27/01	397000	2810	0	9	1990	3	107781	N	N	19226 SE 342ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	321124	0090	8/26/02	364000	2930	0	9	1987	3	46406	N	N	16926 SE 327TH PL
4	281791	0260	5/27/02	392500	3010	0	9	1989	3	39413	N	N	33016 181ST AV SE
4	112105	9032	6/14/01	425000	3030	0	9	2000	3	230432	N	N	30828 157TH PL SE
4	321126	0380	2/22/02	359950	3040	0	9	1988	3	36472	N	N	16811 SE 331ST ST
4	321127	0420	4/2/01	365000	3090	0	9	1990	3	35005	N	N	33011 172ND CT SE
4	281790	0080	8/14/01	390000	3210	0	9	1988	3	39426	N	N	32635 181ST AV SE
4	192106	9011	5/9/01	519950	3260	0	9	1992	3	203918	Y	N	34739 181ST AV SE
4	321126	0160	7/26/01	420000	3270	0	9	1987	3	44452	N	N	17120 SE 329TH ST
4	321126	0070	9/20/02	390000	3297	0	9	1987	3	35520	N	N	33026 170TH PL SE
4	321126	0070	5/16/01	383000	3297	0	9	1987	3	35520	N	N	33026 170TH PL SE
4	321126	0300	3/16/01	420000	3890	0	9	1987	3	37784	N	N	16925 SE 328TH PL
4	122105	9193	3/22/02	525000	1950	580	10	1992	3	220413	N	N	31718 176TH AV SE
4	281791	0010	12/10/02	372000	2940	0	10	1989	3	92431	N	N	32513 181ST AV SE
4	132105	9013	10/22/02	590000	3750	0	10	1991	3	218506	N	N	17910 SE 332ND ST
5	405320	0200	10/9/01	189900	680	0	5	1952	3	13452	Y	Y	31045 E LAKE MORTON DR SE
5	062106	9138	6/1/01	149950	940	0	5	1954	5	11280	N	N	29523 188TH AV SE
5	405320	0815	10/18/01	155000	720	0	6	1964	3	32636	N	N	31042 E LAKE MORTON DR SE
5	344400	0040	5/29/02	155000	1000	0	6	1967	3	27659	N	N	28237 201ST AV SE
5	062106	9129	6/4/01	133000	1000	0	6	1963	4	10125	N	N	28842 187TH PL SE
5	436670	0010	9/19/02	165000	1080	0	6	1989	3	9941	N	N	33920 207TH PL SE
5	062106	9099	9/13/01	173000	1150	0	6	1961	4	10890	N	N	19525 SE COVINGTON-SAWYER RD
5	062106	9146	7/29/01	158000	1180	0	6	1941	4	55321	N	N	18815 SE 299TH PL
5	062106	9126	5/24/02	162000	1270	0	6	1963	3	10125	N	N	28854 187TH PL SE
5	405320	0727	9/18/02	175000	1300	0	6	1973	5	33075	N	N	30458 188TH AV SE
5	062106	9058	3/12/02	194200	1352	0	6	2001	3	10018	N	N	28825 191ST PL SE
5	062106	9162	10/30/02	177000	1360	0	6	1968	3	15246	N	N	29420 188TH AV SE
5	062106	9030	10/25/01	195000	1380	0	6	1962	4	56192	N	N	29640 188TH AV SE
5	344400	0250	11/6/02	257000	940	940	7	1967	3	41681	N	N	20324 SE 281ST ST
5	915840	0010	6/5/01	218000	1040	550	7	1994	3	32466	N	N	20519 SE 330TH ST
5	344410	0042	8/21/01	190000	1070	500	7	1964	4	34107	N	N	19901 SE 284TH ST
5	344410	0400	4/24/02	250000	1090	700	7	1965	5	50529	N	N	27710 201ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	795070	0120	7/11/02	162950	1100	0	7	1969	3	10051	N	N	17906 SE 311TH ST
5	405320	1060	1/29/02	211400	1130	1100	7	1980	3	33245	N	N	30845 W LAKE MORTON DR SE
5	062106	9220	10/3/01	260000	1140	1140	7	1978	4	108900	N	N	19419 SE 299TH PL
5	062106	9249	1/28/02	185000	1150	0	7	1980	3	10018	N	N	28817 191ST PL SE
5	859440	0400	2/2/01	224950	1150	280	7	1985	3	37840	N	N	20501 SE 334TH PL
5	062106	9052	9/24/02	279950	1200	400	7	1964	3	382021	N	N	19103 SE 295TH ST
5	344410	0131	5/30/01	230000	1200	500	7	1975	3	50965	N	N	28112 199TH AV SE
5	286890	0140	1/4/02	173000	1200	0	7	1974	4	10125	N	N	28905 190TH AV SE
5	859440	0050	9/14/01	196950	1230	330	7	1987	3	35247	N	N	33434 206TH AV SE
5	795060	0020	11/21/01	162500	1250	0	7	1969	4	10125	N	N	31216 179TH PL SE
5	405320	0475	8/14/02	335000	1270	980	7	1962	3	22260	Y	Y	31456 W LAKE MORTON DR SE
5	405320	0975	12/13/02	264950	1280	570	7	1978	3	52707	N	N	31443 W LAKE MORTON DR SE
5	405320	1078	4/24/02	177000	1310	0	7	1975	3	12600	N	N	18823 SE 308TH ST
5	405320	0972	5/18/01	216000	1320	0	7	1983	3	47916	N	N	31445 W LAKE MORTON DR SE
5	894420	0150	3/9/01	173950	1320	0	7	1973	4	10110	N	N	29204 161ST PL SE
5	405320	0385	8/28/02	280000	1390	1030	7	1965	4	21350	Y	Y	31419 E LAKE MORTON DR SE
5	147150	0030	5/25/01	173000	1410	0	7	1967	3	27821	N	N	28823 180TH AV SE
5	405320	1045	7/3/02	215000	1440	0	7	1982	3	85813	N	N	30877 W LAKE MORTON DR SE
5	237710	0090	10/22/02	316000	1450	2150	7	1962	5	49658	N	N	18025 SE 313TH ST
5	344410	0385	6/8/01	198000	1460	0	7	1966	4	54014	N	N	19940 SE 277TH ST
5	179625	0020	4/17/02	300000	1480	0	7	1988	3	41931	N	N	20419 SE 287TH ST
5	122105	9107	4/18/01	220000	1480	1380	7	1972	3	25600	N	N	30420 KENT-BLACK DIAMOND RD SE
5	405320	0585	9/27/02	352000	1490	1320	7	1967	3	17918	Y	Y	31206 W LAKE MORTON DR SE
5	344400	0150	7/23/01	190000	1530	0	7	1973	3	33999	N	N	28005 203RD AV SE
5	179625	0160	6/26/02	219500	1560	0	7	1988	3	35350	N	N	28722 210TH AV SE
5	012105	9137	3/22/02	215000	1600	0	7	1986	3	265280	N	N	30216 KENT-BLACK DIAMOND RD SE
5	322206	9055	2/22/01	200000	1610	0	7	1975	4	17338	N	N	28716 202ND AV SE
5	894420	0110	11/4/02	179950	1640	0	7	1972	3	10125	N	N	29232 161ST PL SE
5	322206	9190	4/23/01	240000	1650	0	7	1991	3	52534	N	N	20003 SE 287TH ST
5	859440	0270	9/6/02	245300	1660	0	7	1986	3	34940	N	N	33217 205TH AV SE
5	189801	0060	4/9/01	181000	1690	0	7	1978	3	14850	N	N	28908 188TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	286890	0010	8/16/01	180361	1730	0	7	1972	3	10988	N	N	28922 190TH AV SE
5	147150	0050	5/16/01	195000	1850	0	7	1967	4	24647	N	N	28841 180TH AV SE
5	344400	0160	5/10/02	215000	1860	0	7	1972	3	33935	N	N	28117 203RD AV SE
5	344410	0235	5/29/02	227950	1910	0	7	1970	4	49100	N	N	27721 199TH AV SE
5	745980	0100	12/17/01	255000	1970	0	7	1978	3	36232	N	N	20615 SE 288TH PL
5	745981	0090	9/20/01	225000	2050	0	7	1977	3	31246	N	N	28820 210TH AV SE
5	179625	0120	8/23/01	249900	2130	0	7	1988	3	36932	N	N	20815 SE 287TH ST
5	012105	9117	7/22/02	335000	2150	0	7	1984	3	233917	N	N	30244 170TH PL SE
5	322206	9040	9/3/02	235000	2160	0	7	1991	3	35772	N	N	20009 SE 287TH ST
5	062106	9082	8/9/01	193500	2470	0	7	1973	2	20037	N	N	29030 189TH PL SE
5	322206	9105	3/22/01	260000	2630	0	7	1968	4	60984	N	N	20411 SE 284TH ST
5	179610	0051	12/18/02	314000	1200	1200	8	1968	5	125888	N	N	19020 SE 320TH ST
5	062106	9039	1/24/01	265000	1200	420	8	1980	3	106722	N	N	18809 SE 292ND PL
5	948591	0240	10/28/02	228000	1230	600	8	1977	4	37100	N	N	19438 SE 286TH ST
5	784350	0630	4/26/02	229500	1270	390	8	1987	3	12100	N	N	21533 SE 292ND CT
5	784350	0720	2/15/01	219500	1300	360	8	1986	3	12056	N	N	29030 215TH AV SE
5	948592	0250	4/3/01	242500	1310	800	8	1978	3	36680	N	N	28243 187TH AV SE
5	784350	0520	9/14/01	219500	1320	350	8	1986	3	12006	N	N	29404 215TH AV SE
5	948591	0180	7/25/01	222500	1320	860	8	1978	4	81300	N	N	28605 192ND PL SE
5	911361	0140	6/5/01	277500	1430	780	8	1978	3	39900	N	N	32726 193RD AV SE
5	948594	0010	1/23/02	245000	1450	880	8	1981	3	63487	N	N	19303 SE 284TH ST
5	122105	9004	5/22/01	239650	1450	370	8	1982	3	55756	N	N	17825 SE 311TH ST
5	012105	9142	7/6/01	295000	1500	0	8	1986	3	199504	N	N	28812 168TH AV SE
5	784350	0260	11/15/02	217500	1500	0	8	1988	3	12089	N	N	21436 SE 293RD ST
5	184261	0030	12/26/02	230000	1530	0	8	1983	3	13556	N	N	17506 SE 293RD PL
5	948593	0310	1/25/02	312000	1540	1200	8	1980	4	26950	N	N	18409 SE 286TH ST
5	784350	0020	4/11/02	189950	1550	0	8	1988	3	12061	N	N	21414 SE 291ST ST
5	948595	0900	2/12/01	235000	1570	0	8	1983	4	32709	N	N	18532 SE 280TH ST
5	948593	0250	11/20/02	312000	1600	950	8	1981	3	29336	N	N	18307 SE 286TH ST
5	948593	0030	7/30/01	299000	1600	700	8	1981	4	50094	N	N	18900 SE 287TH ST
5	948594	0280	1/25/01	270000	1730	580	8	1983	3	37966	N	N	27904 195TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	062106	9257	8/28/02	252000	1770	0	8	1981	3	47044	N	N	19007 SE COVINGTON-SAWYER RD
5	911361	0150	7/12/01	278950	1770	880	8	1976	3	36000	N	N	32718 193RD AV SE
5	948591	0100	11/13/02	304000	1780	720	8	1977	4	26400	N	N	28636 192ND PL SE
5	405320	0370	6/12/01	409950	1790	1790	8	1967	5	17641	Y	Y	31401 E LAKE MORTON DR SE
5	948593	0260	8/6/01	295000	1830	750	8	1981	3	56628	N	N	18331 SE 286TH ST
5	062106	9279	2/22/02	295000	1850	0	8	1994	3	23128	N	N	28912 186TH PL SE
5	948595	0910	4/25/02	270000	1880	0	8	1985	4	32690	N	N	18520 SE 280TH ST
5	948593	0350	11/14/02	269950	1900	0	8	1981	4	47916	N	N	18503 SE 287TH ST
5	948593	0350	3/8/01	230000	1900	0	8	1981	4	47916	N	N	18503 SE 287TH ST
5	183970	0120	11/8/01	245000	1910	0	8	1979	3	12500	N	N	30211 176TH AV SE
5	082106	9010	3/26/02	312000	1950	0	8	1988	3	81892	N	N	31617 200TH AV SE
5	405320	0865	11/19/02	274000	1960	0	8	1982	3	99752	N	N	31202 E LAKE MORTON DR SE
5	721542	0800	5/31/01	289000	2010	0	8	1996	3	36933	N	N	29220 208TH CT SE
5	322206	9095	10/26/02	295000	2020	0	8	1978	3	54450	N	N	20332 SE 287TH ST
5	322206	9131	4/2/01	229950	2020	0	8	1978	3	54450	N	N	20316 SE 287TH ST
5	721542	0030	9/14/01	297500	2060	0	8	1994	3	34381	N	N	29024 200TH PL SE
5	124940	0140	4/17/02	310000	2110	0	8	1991	3	19979	N	N	29709 174TH AV SE
5	784350	0050	10/1/02	195000	2110	0	8	1988	3	12216	N	N	21320 SE 291ST ST
5	721540	0370	7/11/01	299950	2130	0	8	1990	3	38008	N	N	29603 201ST PL SE
5	784350	0080	11/25/02	237400	2130	0	8	1989	3	12245	N	N	21403 SE 291ST ST
5	948594	0700	1/19/01	275000	2130	1000	8	1983	3	36888	N	N	19230 SE 281ST PL
5	721542	0040	5/31/02	317000	2160	0	8	1994	3	28906	N	N	29020 200TH PL SE
5	948591	0160	10/8/01	285000	2160	0	8	1978	3	131551	N	N	28621 192ND PL SE
5	784350	0390	9/13/02	239900	2190	0	8	1988	3	12051	N	N	29401 215TH AV SE
5	124940	0060	7/16/02	325000	2200	0	8	1986	3	17934	N	N	29736 174TH AV SE
5	721540	0040	9/12/01	353500	2210	0	8	1989	3	38184	N	N	29128 201ST CT SE
5	721540	0300	7/30/02	294000	2210	0	8	1990	3	35368	N	N	19927 SE 296TH ST
5	082106	9061	3/21/01	375000	2260	0	8	1987	3	217800	N	N	20304 SE 320TH ST
5	948595	0450	10/24/02	305000	2310	0	8	1983	4	36472	N	N	28016 187TH AV SE
5	122105	9183	8/14/02	388000	2340	0	8	1986	3	172062	N	N	30909 177TH AV SE
5	948595	0460	4/23/01	286500	2345	0	8	1985	3	41200	N	N	28002 187TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	948594	0680	9/10/02	315000	2360	0	8	1987	3	38997	N	N	27919 193RD AV SE
5	721542	0250	11/16/01	340000	2370	0	8	1994	3	28077	N	N	20204 SE 290TH PL
5	721542	0260	3/28/02	325000	2370	0	8	1994	3	28321	N	N	20226 SE 290TH PL
5	179615	0130	7/18/02	338500	2380	0	8	1987	3	38615	N	N	19322 SE 332ND PL
5	948595	1310	8/15/01	340000	2380	500	8	1986	3	45308	N	N	28210 187TH AV SE
5	012105	9145	8/24/01	344000	2390	0	8	1987	3	106286	N	N	17228 SE 298TH ST
5	948593	0200	6/22/01	279900	2400	0	8	1981	4	32881	N	N	28607 183RD CT SE
5	948592	0290	3/2/01	267000	2410	0	8	1978	4	36750	N	N	28335 185TH AV SE
5	362205	9131	11/20/01	395000	2420	0	8	1991	3	105415	N	N	28044 177TH AV SE
5	721542	0090	6/19/01	337500	2420	0	8	1993	3	36501	N	N	20030 SE 290TH PL
5	948591	0200	6/27/01	244500	2420	0	8	1977	4	42000	N	N	19316 SE 286TH ST
5	948595	0390	12/9/02	300000	2430	0	8	1985	3	45258	N	N	28009 188TH AV SE
5	948593	0060	6/24/02	257000	2430	0	8	1981	4	32370	N	N	18606 SE 287TH ST
5	948595	0920	9/14/01	295000	2440	0	8	1984	3	35091	N	N	18508 SE 280TH ST
5	948594	0080	5/22/01	308500	2500	0	8	1984	3	31269	N	N	28314 193RD AV SE
5	721540	0200	4/15/02	347500	2500	0	8	1990	3	42147	N	N	19824 SE 296TH ST
5	184260	0040	5/8/01	259000	2510	0	8	1978	4	13556	N	N	17516 SE 292ND PL
5	948594	0590	10/17/02	300000	2540	0	8	1983	3	28488	N	N	27818 193RD AV SE
5	721542	0170	6/20/02	354000	2540	0	8	1993	3	47064	N	N	20031 SE 290TH PL
5	721542	0680	11/20/02	354000	2540	0	8	1996	3	28029	N	N	20702 SE 291ST PL
5	948594	0050	10/31/01	312950	2566	0	8	1981	3	52177	N	N	19345 SE 284TH ST
5	948595	1260	7/31/02	297500	2580	0	8	1983	3	36350	N	N	28107 187TH AV SE
5	948595	0160	9/18/01	299950	2590	0	8	1984	3	36183	N	N	19035 SE 281ST PL
5	915840	0180	2/27/02	305000	2596	0	8	2001	3	39592	N	N	32910 206TH PL SE
5	082106	9043	9/10/02	369000	2600	1450	8	1992	3	115869	N	N	30836 202ND AV SE
5	721542	0050	7/18/01	342000	2620	0	8	1994	3	32800	N	N	29021 200TH PL SE
5	405320	0835	11/21/02	261000	2640	0	8	1968	3	33822	N	N	31104 E LAKE MORTON DR SE
5	948594	0470	4/5/02	316950	2660	0	8	1984	3	36059	N	N	27625 192ND PL SE
5	122105	9198	6/25/01	280000	2690	0	8	1991	3	56217	N	N	17816 SE 313TH ST
5	948593	0110	4/26/01	273000	2720	0	8	1980	4	29832	N	N	18504 SE 287TH ST
5	948593	0440	5/7/02	369000	2826	0	8	1983	4	30240	N	N	28714 189TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	721542	1070	1/22/01	345000	2890	0	8	1997	3	43676	N	N	20764 SE 295TH ST
5	721540	0420	11/5/02	373000	2960	0	8	1989	3	37057	N	N	29542 200TH CT SE
5	948595	1570	8/14/02	398000	3260	0	8	1985	3	37760	N	N	18904 SE 284TH CT
5	344400	0010	1/28/02	321000	3510	0	8	1966	5	67953	N	N	28021 201ST AV SE
5	948591	0040	12/7/01	376000	4200	0	8	1978	4	69696	N	N	28618 194TH AV SE
5	398120	1030	9/13/02	314950	1840	430	9	1990	3	16311	N	N	17953 SE 281ST CT
5	948595	0060	4/25/02	292000	1890	1800	9	1985	3	36036	N	N	19041 SE 283RD ST
5	258789	0420	5/30/01	365000	2090	0	9	1980	3	21741	N	N	29002 176TH AV SE
5	398120	0880	5/25/01	309500	2160	0	9	1994	3	15970	Y	N	18138 SE 279TH PL
5	398120	0660	4/4/02	319000	2190	0	9	1994	3	13673	N	N	18308 SE 277TH PL
5	721541	0170	7/19/02	354900	2220	0	9	1991	3	36846	N	N	30307 201ST CT SE
5	721541	0170	9/10/01	344900	2220	0	9	1991	3	36846	N	N	30307 201ST CT SE
5	398120	0050	10/4/01	302000	2280	0	9	1990	3	19208	N	N	18017 SE 283RD CT
5	398120	0130	4/16/01	273500	2280	0	9	1989	3	15058	N	N	28126 180TH AV SE
5	398120	0440	2/12/02	310000	2370	0	9	1990	3	17456	N	N	18607 SE 278TH CT
5	398120	0650	7/17/02	325000	2480	0	9	1993	3	13268	N	N	18316 SE 277TH PL
5	398120	0740	7/13/01	329950	2480	0	9	1994	3	13659	N	N	18513 SE 277TH PL
5	721541	0270	10/18/01	341500	2540	0	9	1990	3	37243	N	N	30301 198TH CT SE
5	721541	0210	9/27/01	345000	2550	0	9	1991	3	35050	N	N	19829 SE 303RD ST
5	721541	0070	5/6/02	340000	2560	0	9	1993	3	35001	N	N	29940 201ST PL SE
5	721541	0580	5/17/01	367900	2570	0	9	1991	3	34140	N	N	30232 199TH PL SE
5	398120	1000	11/17/01	323000	2580	0	9	1990	3	13665	N	N	17967 SE 280TH PL
5	721541	0720	4/22/02	335000	2600	0	9	1990	3	35183	N	N	19807 SE 300TH ST
5	948595	1590	7/8/02	388500	2690	0	9	1987	3	36964	N	N	18907 SE 284TH CT
5	398120	0060	2/16/01	309000	2710	0	9	1989	3	17017	N	N	18018 SE 283RD CT
5	398120	0600	9/26/02	329950	2740	0	9	1992	3	13708	N	N	18432 SE 277TH PL
5	948595	1490	4/29/01	329950	2780	0	9	1984	4	32604	N	N	28121 190TH AV SE
5	948595	0550	10/12/01	346000	2800	0	9	1983	4	59679	N	N	27726 190TH PL SE
5	405320	1030	11/13/02	445000	2810	0	9	1990	3	74923	N	N	31021 W LAKE MORTON DR SE
5	405320	1030	3/6/01	398500	2810	0	9	1990	3	74923	N	N	31021 W LAKE MORTON DR SE
5	911360	0290	7/30/01	405000	2840	0	9	1998	3	42000	N	N	32242 194TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	721541	0140	6/15/01	363500	2940	0	9	1992	3	35047	N	N	30302 201ST CT SE
5	398120	0270	5/14/02	342500	3040	0	9	1991	3	11492	N	N	27921 181ST CT SE
5	398120	0800	6/27/01	360000	3090	0	9	1992	3	15970	N	N	27822 184TH CT SE
5	398120	0380	6/25/01	325900	3120	0	9	1990	3	17563	N	N	18403 SE 279TH PL
5	082106	9056	4/11/01	570000	3160	850	9	1991	3	217364	N	N	31806 200TH AV SE
5	948595	1130	8/31/01	390000	3170	0	9	1983	3	41151	N	N	18421 SE 280TH ST
5	398120	0710	11/6/01	369000	3220	0	9	1991	3	13168	N	N	18423 SE 277TH PL
5	122105	9196	10/29/01	530000	3250	0	9	1996	3	209088	N	N	31516 176TH AV SE
5	398120	0680	10/16/01	381500	3260	0	9	1990	3	14555	Y	N	18317 SE 277TH PL
5	258789	0340	5/4/01	410000	3530	0	9	1984	3	20166	N	N	17601 SE 291ST ST
5	948595	1150	5/17/01	425000	4010	0	9	1989	3	35020	N	N	28025 185TH PL SE
5	062106	9142	3/7/01	560000	4100	470	9	1965	4	98881	N	N	29426 179TH PL SE
5	948594	0520	7/17/01	350000	3160	0	10	1985	3	35461	N	N	19317 SE 277TH ST
5	948595	1250	4/1/02	395000	3490	0	10	1986	3	35614	N	N	28027 187TH AV SE

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	022105	9108	7/5/02	486443	EXEMPT FROM EXCISE TAX
4	022105	9143	5/14/02	344500	% NET CONDITION
4	022105	9148	10/28/02	185000	UNFINISHED AREA
4	022105	9148	8/28/01	3157	UNFINISHED AREA
4	022105	9181	7/25/01	147500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
4	112105	9019	3/5/01	126250	% NET CONDITION
4	112105	9051	3/6/01	131250	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
4	115600	0040	3/8/01	125268	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHER
4	122105	9157	12/11/01	80000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
4	132105	9097	11/10/02	88250	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
4	142105	9016	10/9/01	115000	% COMPLETE
4	142105	9031	5/22/01	176000	PREVIOUS IMP<=10,000
4	142105	9084	1/26/01	128000	% COMPLETE
4	142105	9085	9/22/01	99900	% COMPLETE
4	179600	0010	5/2/01	3700	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
4	192106	9016	8/24/02	369500	DIAGNOSTIC OUTLIER
4	192106	9034	2/21/01	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	192106	9120	7/31/01	562125	DIAGNOSTIC OUTLIER
4	202106	9099	5/24/02	391000	RELOCATION - SALE BY SERVICE
4	202106	9099	4/30/02	391000	RELOCATION - SALE TO SERVICE
4	202576	0030	10/4/02	589000	PREVIOUS IMP<=10,001
4	202576	0080	9/21/01	140000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
4	202576	0110	8/26/02	825000	% COMPLETE
4	202576	0120	5/2/02	815000	ONLY GRADE 11 HOME
4	202576	0190	6/15/01	145000	% COMPLETE
4	202576	0210	12/14/01	150250	% COMPLETE
4	202576	0260	11/27/01	189500	% COMPLETE
4	202576	0290	9/14/01	1350000	UNFINISHED AREA
4	202576	0310	10/16/02	1100000	DIAGNOSTIC OUTLIER
4	202576	0330	12/20/01	1160000	2 OF ONLY 2 GRADE 12 HOMES
4	202576	0340	8/20/01	1000000	1 OF ONLY 2 GRADE 12 HOMES
4	202576	0360	4/27/01	128750	% COMPLETE
4	202576	0370	11/27/02	829705	% COMPLETE
4	202576	0370	1/31/01	199000	% COMPLETE
4	202576	0370	1/25/01	185000	% COMPLETE
4	202576	0410	8/10/01	154500	% COMPLETE
4	202581	0140	10/9/02	164900	BANKRUPTCY - RECEIVER OR TRUSTEE
4	202581	0140	8/31/01	140490	EXEMPT FROM EXCISE TAX
4	221290	0710	4/30/02	142800	STATEMENT TO DOR
4	221290	1120	8/27/02	188700	DIAGNOSTIC OUTLIER
4	221290	1180	3/4/02	20263	PARTIAL INTEREST (103, 102, Etc.); & OTHERS
4	222105	9021	9/19/02	225000	DIAGNOSTIC OUTLIER
4	242105	9012	11/14/02	205000	DIAGNOSTIC OUTLIER
4	242105	9138	10/18/02	400000	DIAGNOSTIC OUTLIER
4	242105	9155	3/2/02	50000	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHER

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	252105	9033	8/15/01	269950	QUESTIONABLE PER SALES IDENTIFICATION
4	252105	9056	3/13/02	350000	DIAGNOSTIC OUTLIER
4	281790	0010	10/18/02	292000	RELOCATION - SALE BY SERVICE
4	281790	0010	10/18/02	291260	RELOCATION - SALE TO SERVICE
4	281791	0140	8/13/01	412500	RELOCATION - SALE BY SERVICE
4	281791	0140	8/13/01	412500	RELOCATION - SALE TO SERVICE
4	321123	0060	4/5/02	323000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	321123	0200	10/9/02	315000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	321124	0150	8/8/02	380000	RELOCATION - SALE BY SERVICE
4	321124	0150	8/8/02	380000	RELOCATION - SALE TO SERVICE
4	321124	0240	5/4/01	340000	RELOCATION - SALE BY SERVICE
4	321124	0240	3/16/01	340000	RELOCATION - SALE TO SERVICE
4	329861	0040	6/7/02	193248	EXEMPT FROM EXCISE TAX
4	329861	0040	8/19/02	244500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	341060	0085	6/15/01	365000	UNFINISHED AREA
4	397763	0330	12/28/01	113600	QUIT CLAIM DEED
4	397763	0350	1/25/02	105500	NON-REPRESENTATIVE
4	431270	0140	5/22/01	111755	NON-REPRESENTATIVE
4	570960	0240	7/1/02	180000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	574700	0040	7/16/01	167000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
4	660040	0250	5/22/01	163000	DIAGNOSTIC OUTLIER
4	660041	0100	8/15/02	170000	DIAGNOSTIC OUTLIER
4	660041	0190	8/20/01	148000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	660041	0310	12/19/01	104000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	752460	0090	4/15/02	91403	NON-REPRESENTATIVE
4	786100	0130	8/25/01	140000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	786150	0070	9/24/02	277000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	923770	0140	1/4/02	210000	STATEMENT TO DOR
5	012105	9040	2/28/02	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	012105	9076	3/15/02	162164	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
5	022105	9175	11/29/01	235000	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHER
5	062106	9030	7/9/01	66000	PARTIAL INTEREST (103, 102, Etc.); & OTHERS
5	062106	9067	9/27/02	175000	DIAGNOSTIC OUTLIER
5	062106	9102	1/31/01	123000	DIAGNOSTIC OUTLIER
5	062106	9102	1/10/02	57987	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHER
5	062106	9225	2/27/01	399500	DIAGNOSTIC OUTLIER
5	072106	9023	5/22/02	159000	% NET CONDITION
5	072106	9056	1/24/01	177000	RELOCATION - SALE BY SERVICE
5	172106	9082	4/2/01	135000	% COMPLETE & OTHERS
5	258791	0010	12/11/01	360000	OBSOLESCENCE
5	258791	0050	12/12/01	322500	RELOCATION - SALE BY SERVICE
5	258791	0050	11/28/01	322500	RELOCATION - SALE TO SERVICE
5	286890	0090	12/3/01	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	322206	9111	1/10/01	64000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
5	322206	9172	3/6/01	86243	SALE AV RATIO <.25 OR >1.75 PER DOR RULE

Improved Sales Removed from this Annual Update Analysis**Area 58****(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	344410	0200	3/28/01	139000	1 OF ONLY 2 GRADE 4 HOME SALES
5	352205	9080	5/25/01	285000	STATEMENT TO DOR
5	362205	9046	4/11/02	235000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	362205	9055	3/25/02	165000	UNFINISHED AREA
5	362205	9077	11/29/01	241000	MULTI-PARCEL SALE
5	362205	9105	5/8/01	198500	DIAGNOSTIC OUTLIER
5	362205	9118	4/16/02	5913	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
5	398120	0560	3/23/01	295000	RELOCATION - SALE BY SERVICE
5	398120	0580	2/16/01	295000	RELOCATION - SALE TO SERVICE
5	398120	0840	7/19/02	389900	RELOCATION - SALE BY SERVICE
5	398120	0840	7/19/02	389900	RELOCATION - SALE TO SERVICE
5	405320	0065	9/25/02	136000	QUIT CLAIM DEED
5	405320	0660	11/27/02	260000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	405320	0816	9/20/02	245000	DIAGNOSTIC OUTLIER
5	405320	0840	9/19/01	249950	DIAGNOSTIC OUTLIER
5	405320	0978	4/27/01	180000	DIAGNOSTIC OUTLIER
5	405320	0980	8/9/01	185000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	405320	1007	1/22/02	235000	RELOCATION - SALE BY SERVICE
5	405320	1007	3/21/01	235000	RELOCATION - SALE TO SERVICE
5	405320	1073	6/21/01	65000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
5	721541	0230	7/18/02	161656	PARTIAL INTEREST (103, 102, Etc.); & OTHERS
5	721541	0660	4/11/01	338000	RELOCATION - SALE BY SERVICE
5	721541	0660	2/23/01	338000	RELOCATION - SALE TO SERVICE
5	721541	0720	4/22/02	335000	RELOCATION - SALE TO SERVICE
5	721542	0510	10/12/01	310000	RELOCATION - SALE BY SERVICE
5	721542	0510	9/28/01	310000	RELOCATION - SALE TO SERVICE
5	721542	1020	7/26/02	375000	RELOCATION - SALE BY SERVICE
5	721542	1020	7/26/02	375000	RELOCATION - SALE TO SERVICE
5	745980	0040	10/7/02	151500	EXEMPT FROM EXCISE TAX
5	784350	0110	6/11/02	229500	RELOCATION - SALE BY SERVICE
5	784350	0110	6/10/02	229500	RELOCATION - SALE TO SERVICE
5	911361	0040	8/29/01	70000	% COMPLETE
5	948590	0160	10/28/02	243000	DIAGNOSTIC OUTLIER
5	948593	0420	10/25/02	236490	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
5	948594	0530	3/22/01	275000	RELOCATION - SALE BY SERVICE
5	948594	0680	7/26/02	217000	NON-REPRESENTATIVE
5	948595	0500	3/27/01	312000	UNFINISHED AREA
5	948595	0930	8/17/02	44250	PARTIAL INTEREST (103, 102, Etc.); & OTHERS
5	948595	0970	1/16/01	379000	RELOCATION - SALE BY SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 58

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	022105	9007	8/26/02	85000	108900	N	N
4	112105	9008	10/12/01	150000	266151	N	N
4	112105	9010	4/2/02	145000	284011	N	N
4	122105	9012	7/3/01	165000	280962	N	N
4	122105	9056	5/18/01	120000	236530	N	N
4	122105	9119	3/6/01	32600	14190	N	N
4	132105	9135	5/13/02	200000	219542	N	N
4	142105	9056	11/20/02	140000	212573	N	N
4	142105	9057	4/20/01	100000	217800	N	N
4	142105	9058	11/27/01	120000	212573	N	N
4	142105	9060	6/30/02	130000	212573	N	N
4	142105	9068	2/19/02	125000	321908	N	N
4	152105	9042	12/9/02	62000	79714	N	N
4	202106	9076	3/8/01	127220	119790	Y	N
4	202576	0060	8/9/01	170000	26680	N	N
4	202576	0070	9/25/02	149900	28624	N	N
4	202576	0070	7/15/01	145000	28624	N	N
4	202576	0130	10/2/01	220000	23035	N	N
4	202576	0140	1/25/02	180000	24846	N	N
4	202576	0180	9/21/01	150000	27336	N	N
4	202576	0230	9/25/02	176000	35612	N	N
4	202576	0250	6/3/02	181274	22093	N	N
4	202576	0250	4/26/01	160000	22093	N	N
4	202576	0270	1/31/02	205000	22472	N	N
4	202576	0300	5/23/01	229000	23058	N	N
4	202576	0350	8/31/01	128750	38030	N	N
4	202576	0380	6/1/01	222500	21914	N	N
4	202576	0390	4/3/01	215000	23683	N	N
4	202576	0420	10/10/01	149000	24043	N	N
4	202577	0070	6/3/02	165092	24354	N	N
4	202577	0080	6/3/02	165092	24480	N	N
4	202577	0090	10/5/02	165092	24480	N	N
4	202577	0120	9/18/02	160024	25380	N	N
4	202577	0130	1/23/02	155000	23230	N	N
4	202577	0400	2/14/02	180000	23949	N	N
4	202580	0050	8/14/01	68000	39200	N	N
4	222105	9071	12/2/02	90000	217800	N	N
4	252105	9002	8/19/02	125000	443876	Y	N
4	574700	0010	6/13/01	165000	229749	N	N
4	574700	0060	7/16/01	149000	144614	N	N
4	786100	0006	1/3/02	17000	27104	N	N
5	012105	9002	12/21/02	135000	308840	N	N
5	012105	9083	11/20/01	72000	218848	N	N
5	012105	9112	3/8/02	117500	217800	N	N
5	062106	9001	5/1/02	150000	309276	N	N
5	072106	9048	4/11/02	141000	287092	N	N

Vacant Sales Used in this Annual Update Analysis
Area 58

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	122105	9216	11/15/02	147000	228690	N	N
5	172106	9067	12/7/01	145000	301870	N	N
5	172106	9079	2/6/01	140000	203861	N	N
5	182106	9058	11/5/01	119000	76026	N	N
5	258789	0380	5/3/01	135000	22683	N	N
5	344400	0041	11/25/02	65000	37277	N	N
5	344410	0430	12/30/02	140000	106722	N	N
5	362205	9127	4/9/02	100000	104979	N	N
5	362205	9181	4/2/02	89000	69403	N	N
5	405320	0837	10/24/02	87500	28775	N	N
5	405320	0838	10/24/02	87500	32085	N	N
5	405320	0985	8/26/02	29000	68389	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 58

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	022105	9163	8/16/01	60000	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHERS
4	112105	9006	4/2/01	121250	IMP CHARACTERISTICS CHANGED SINCE SALE
4	112105	9046	6/24/02	153000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	122105	9204	9/17/02	79000	DIAGNOSTIC OUTLIER
4	162105	9002	7/30/02	6000	QUIT CLAIM DEED;
4	202576	0010	5/3/01	135000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	202576	0090	3/19/01	155000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	222105	9070	12/12/02	80000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	242105	9016	10/18/02	10000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
4	252105	9034	10/22/02	72000	DIAGNOSTIC OUTLIER
4	292106	9050	8/28/02	70000	DIAGNOSTIC OUTLIER
4	341060	0080	4/18/02	140000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	574700	0020	6/12/01	166950	IMP CHARACTERISTICS CHANGED SINCE SALE
4	574700	0030	6/25/01	156250	DIAGNOSTIC OUTLIER
4	574700	0050	8/20/01	174000	DIAGNOSTIC OUTLIER
4	786100	0132	5/6/02	50000	DIAGNOSTIC OUTLIER
5	012105	9074	11/7/01	62500	DIAGNOSTIC OUTLIER
5	062106	9032	9/30/02	69950	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
5	062106	9265	1/4/02	49500	IMP CHARACTERISTICS CHANGED SINCE SALE
5	122105	9149	12/7/01	310000	PARTIAL INTEREST (1/3, 1/2, Etc.); & OTHER WARNINGS
5	322206	9041	5/7/02	74150	MOBILE HOME
5	322206	9134	4/17/02	30000	OPEN SPACE DESIGNATION CONTINUED
5	405320	1072	9/6/02	71800	DIAGNOSTIC OUTLIER

